

**Applicant:** Baltazar & Elva Esparza

**Agent:** Sandy Valles

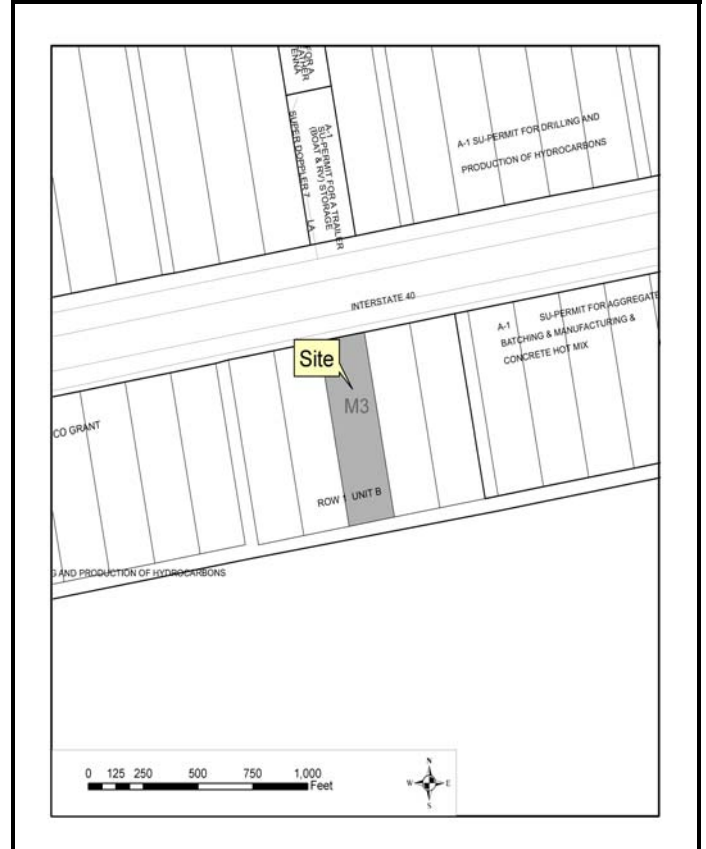
**Location:** 16720 Frontage Rd. SW

**Property Size:** Approximately 3.69 acres

**Existing Zone:** A-1

**Proposed Request:** Special Use Permit for a Contractor's Yard

**Recommendation:** Approval



**Summary:** This is a request for a Special Use Permit for a Contractor's Yard on a 3.69-acre parcel located on the S. Frontage Road, on the south side of I-40 approximately three (3) miles west of Paseo Del Volcan. The site is currently occupied with the parking dump trucks, the housing of construction materials and storage units. The applicant anticipates the placement of a residence that will be owner occupied on the site at a later date.

**Staff Planner:** Adella Gallegos, Associate Program Planner

**Attachments:**

1. Application
2. Land Use Map
3. Site Plan (Commissioner's Only)

Bernalillo County Departments and other interested agencies reviewed this application from 8-29-06 to 9-11-06. Agency comments were used in preparation of this report, which being on page 13.

**AGENDA ITEM NO.: 21**  
**County Planning Commission**  
**October 4, 2006**

CSU-60040 Sandy Valles, agent for Baltazar & Elva Esparza, requests approval of a Special Use Permit for a Contractor's Yard on Tract 188, Row 1, Unit B, Town of Atrisco Grant, located at 16720 Frontage Road SW, approximately 3 miles west of the I-40/Paseo del Volcan exit, zoned A-1, containing approximately 3.69 acres. (M-3)

**AREA CHARACTERISTICS AND ZONING HISTORY**

**Surrounding Zoning & Land Uses**

| <b>Site</b>  | <b>Zoning</b>   | <b>Land Use</b>   |
|--------------|---|---|
|              | A-1   | Construction materials, trucks and storage units                                    |
| <b>North</b> | A-1 w/a Special Use Permit for a 40-Foot Weather Radar Antenna and a Special Use Permit for Trailer (Boat & RV) Storage | The Frontage Road and I-40<br>A Weather Antenna and Trailer,<br>Boat and RV storage |
| <b>South</b> | A-1   | Vacant  |
| <b>East</b>  | A-1 with a Special Use Permit for a Asphalt and Batching Plant and Contractor's Yard                                    | Concrete Batch Plant and<br>Contractor's Yard                                       |
| <b>West</b>  | A-1   | Vacant  |

**BACKGROUND:**

The subject site is located on the south side of the Frontage Road, approximately three miles west of the Central and I-40 Interchange. The property currently houses construction materials, storage units and a variation of dump trucks the owner uses in the course of his business. The Zoning Division notified the applicant that the use of the property was not in compliance with the uses associated with A-1 zoning.

The applicant is requesting a Special Use Permit for a Contractor's Yard to include a residence/office that will be owner occupied. The applicant contends that the use has been in place for some time and does not appear detrimental to adjoining properties and that the proposed use would be consistent with the use situated to the east of the proposed site.

**Surrounding Land Use and Zoning**

Recent land use activity in the area include number of Special Use Permits, two located north of the site, north of the I-40 Interchange and one located just east of the site: 1) Special Use Permit for a Forty-foot Weather Radar Antenna (Super Doppler 7) located northwest of the area (CSU-97-14); 2) a Special Use Permit for a Trailer (Boat and RV) Storage also northwest of the area (CZ-30017; and 3) a Special Use Permit for a Asphalt Batching Plant and a Contractor's Yard (CSU-60027).

Directly contiguous to the south of the site is unplatted, vacant A-1 zoned land. A community master plan (Zacate Master Plan – SPR-50010) is being developed for this land.

**APPLICABLE PLANS AND POLICIES:**

Albuquerque/Bernalillo County Comprehensive Plan

This site is situated in the Reserve Area as designated by Albuquerque/Bernalillo County Comprehensive Plan. The Goal of this area is to allow opportunity for future development of high quality, mixed use, largely self-sufficient planned communities, bounded by permanent open space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed.

**Policy 2.c** states that "Development within Reserve Areas shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas."

**Policy 2.d** states that "A planned community master plan approved in accordance with this section and more specific development criteria shall serve to implement the Comprehensive Plan. A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructures which is not a net expense to the local government(s)."

**Policy 3.g**, Rural Area, states that "The following policies shall guide industrial and commercial development in Rural Areas:

- . Small-scale, local industries which employ few people and may sell products on

- . The same premises are the most desirable industrial use.
- . Mineral extractions should be discouraged in highly scenic or prime recreational, agricultural or residential areas.
- . Where mineral extractions and industrial development occurs, noise and pollution levels should be regulated and restoration of the land should be required.
- . Neighborhood and/or community-scale rather than regional-scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages."

**Policy 6** Economic Development Goal is to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals."

**Policy 6.a.** states, "New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to the areas of most need."

**Policy 6.b.** states, "Development of local business enterprises as well as the recruitment of the outside firms shall be emphasized."

**Policy 6.g** states, "Concentrations of employment and Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel."

#### West Side Strategic Plan

The subject site is located in the Far West Mesa Future Communities area of the West Side Strategic Plan. "It is envisioned as a future growth area capable of developing as 3-5 separate planned communities, but its capacity is not needed in the next 50 years of growth in the metropolitan area."

**Policy 3.74:** Bernalillo County shall enforce the existing regulations requiring any development within the Far West Mesa area to be developed as Planned Communities. It is the intent of this Plan that this area not develop until all other Communities on the West side area substantially built out, which may not be for more than 50 years.

#### **Southwest Area Plan**

The subject site is located in Residential Area 1 of the Southwest Area Plan.

**Policy 5** states, "As development occurs in the Plan area, provision shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zone 3 & 4 to protect Zone 5.

**Policy 28** states, "The areas located between I-25 and Second Street and the area south of I-40 and west of Paseo Del Volcan shall be used as primary employment because of their location to transportation facilities (rail and highway)."

**Policy 29** states, "All land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing (if applicable).

**Policy 41** states, "Balance economic development and quality of life for existing communities as well as for newly developed areas."

**Policy 42** states, "Industrial development shall be in accordance with existing environmental and geological conditions."

**Policy 43** states, "Industrial development shall benefit Area Plan residents through community reinvestment efforts such as providing employment to local residents, and building an attractive and competitive business atmosphere."

**Policy 45** states, "Emphasize job creation and expansion of employment opportunities for the residents of the Southwest Area Plan."

#### **Bernalillo County Zoning Ordinance**

**Resolution 116-86** defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
  - 1. An error in the original zone map.
  - 2. Changed neighborhood conditions, which justifies a change in land use or
  - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.

- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
  - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
  - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

**Section 18. Special Use Permit Regulations.**

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
  - 1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;

2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

**Section 19: Landscaping and Buffer Landscaping Regulations:**

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.

1. Sites of one acre or less:

- a. There shall be a landscaped setback along all streets of no less than ten feet.
- b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
- c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.

2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.

B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single-family residential use, except for those sides abutting public right-of-way.

C. The Zoning Administrator may approve an alternate landscaping plan which locates the buffer landscaping away from the residential/nonresidential boundary if he finds that:

1. Noise, lighting and sight buffering of the residential zone can be accomplished at least as well with the alternate plan.
2. The alternate landscaping plan does not result in less landscaped area than would have been required with the normal six-foot landscaping strip; and

3. There is a solid wall or fence at least six feet high along all segments of the residential/nonresidential boundary which does not have the standard buffer landscaping strip.
- D. The landscaped buffer between residential and office, commercial, industrial, and multi-family residential uses shall consist primarily of trees 1 1/2-inch minimum caliper, measured at two feet above ground level, and/or shrubs, five gallon minimum size. The trees or shrubs shall form a largely opaque screen. However within a clear sight triangle, the trees or shrubs shall be maintained to a height of no higher than three feet.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
- F. The landscaping strip shall not eliminate the requirements for a six-foot fence or wall if parking is adjacent to the landscaping strip.
- G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.
- H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

#### **ANALYSIS:**

##### **Surrounding Land Use and Zoning**

The site encompasses approximately 3.44 acres and is situated just east of a previously approved Special Use Permit for an Asphalt Batching Plant and Contractor's yard. Directly contiguous to the south of the site exist vacant unplatted A-1 zoned land. A community master plan (Zacate Master Plan – SPR-50010) is being developed for this land. To the north and west of the subject site exist Special Use Permits for a weather radar antenna and trailer, boat and RV storage.

The site currently houses storage units, the parking of dump trucks and storage of construction materials. The existing storage units are to be utilized for materials related to the operation of the contractor's yard. The site plan denotes the parking of 10 units; however the site currently has three or four dump trucks parked on-site. The applicant anticipates placing a manufactured home on the site that will be owner occupied and is to serve as a permanent residence/office.



### Plans

This request appears to facilitate the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan in that the proposed request will be a locally owned development that promotes the creation of jobs and services and that will benefit area residents through community reinvestment.

### Zoning Ordinance

The Bernalillo County Zoning Ordinance allows the proposed request through approval of Special Use Permits. It appears this request is consistent with Resolution 116-86 in that there have been changed community conditions in the immediate area and that the proposed use of the site does not appear to create a significant impact on adjacent properties.

Section 19.A.3.a of the Zoning Code requires a landscaped setback along all streets of no less than 15 feet. A visual view of the site reflects landscaping along the frontage and on the site plan the applicant proposes to provide the needed landscaping on the 15-foot buffer as well as along the perimeter of the site. The continued maintenance of the current and proposed landscaping is of concern. The applicant currently does not have water available directly to the site, however, has made arrangements for the hauling of water to the site for that purpose.

### Agency Comments

The Zoning Administrator has commented that in accordance to the Code the site is required include a solid wall or opaque fence, sufficient landscaping, and related property improvements for lot surfacing and maintenance.

Landscaping and decorative wrought iron gates and fencing currently exists within the 15-foot buffer along the north frontage of the property as required by Code. A six-foot hog wire fence encloses the remaining perimeter of the property.

Environmental Health has noted that at the time the residence is to be occupied, approval of a water and wastewater system meeting the most current Bernalillo County Ordinances will be required. The residence is anticipated to be owner occupied at a later date at which time the water and sewer issues for placement will be complied with.

The Public Works Division has commented that driveway width of a minimum of 25 feet and a 30-foot apron at the site entrance off of the S. Frontage Road will be required.

The New Mexico Department of Transportation has also noted that the current driveway permit issued was for a single-family residence and that the applicant will be required to modified the driveway for commercial use.

### Analysis Summary

|                   |   |
|-------------------|---|
| Zoning            |   |
| Resolution 116-86 | Consistent with the Albuquerque/Bernalillo County |

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|                       |  |
|-----------------------|--|
|                       | Comprehensive Plan in that the continuance of a locally owned and operated business will provide services needed by the local residents.   |
| Plans                 |  |
| Comprehensive Plan    | The request fulfills goals of the Albuquerque/Bernalillo County Comprehensive Plan of encouraging locally owned and operated industry to provide services and reduces the need to travel.  |
| Southwest Area Plan   | Consistent with Policy 43 of the Southwest Area Plan in that the proposed use will benefit Area Plan residents through community reinvestment efforts such as providing employment to local residents and a competitive business atmosphere. |
| Other Requirements    |  |
| Environmental Health  | Water and wastewater system will be required at the time the caretaker unit is to be put in place.   |
| Public Works Division | A 30-foot asphalt paved apron to connect with the Frontage Road.   |

**Conclusion**

The applicant is requesting a Special Use Permit for a Contractor's Yard for the purpose of using the site for the parking of commercial trucks and storage of construction materials. The applicant also anticipates placing a manufactured home on the site to serve as a residence/office.

The proposed request appears to facilitate the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan in that the proposed request will be a locally owned development that promotes the creation of jobs and services and that will benefit area residents through community reinvestment. The request appears not to be in significant conflict with Resolution 116-86 in that there have been changed community conditions in the immediate vicinity that may justify this request and that proposed use of the site does not appear to create a significant impact on adjacent properties.

**RECOMMENDATION:**

Approval based on the following Findings and Conditions.

Adella Gallegos,  
Associate Program Planner

**Findings:**

1. This is a Special Use Permit for a Contractor's Yard and residence/office on Tract 188, Row 1, Unit B, located at 16720 S. Frontage Road SW, zoned A-1, containing approximately 3.44 acres
2. The property is within the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86 in that the land use is more advantageous to the community in that it encourages a locally-owned industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b. & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with the health, safety and general welfare of the residents of the County.

**Conditions:**

1. Prior to installation, the applicant shall submit a placement permit for a manufactured home to be used as a residence/office.
2. The applicant shall provide the 15-foot landscape buffer along the north frontage road. The method in which that landscaping is to be maintained is required to be noted on the site plan.
3. The applicant shall submit a copy of the approved State Department of Transportation driveway permit for commercial use to the Zoning, Building, Planning and Environmental Health Department within six months after final Board of County Commission approval.
4. The applicant shall provide a 30-foot asphalt apron at the site entrance and the driveway shall be a minimum of 25-feet in width.
5. The applicant is required to provide a grading and drainage plan to the Bernalillo County Public Works Division for review and approval within six months after final Board of County Commission approval. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department and the Public Works Division.
6. Prior to development, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Public Works Division for review and approval. A copy of that approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.

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7. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
8. In the event future residential uses are developed adjacent to the subject site, a solid fence of at least six feet high shall be erected in addition to the required six-foot wide landscape buffer on the east, west and south of the site within 120 days from the date of residential construction.
9. The Special Use Permit shall be issued for (5) years
10. A revised site development plan consistent with the Conditions of Approval shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval. The site plan shall include lighting sources, signage details and parking.
11. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the right and privileges authorized by this Special Use Permit.

## **BERNALILLO COUNTY DEPARTMENT COMMENTS**

### Environmental Health:

1. Upon development this property and activity shall be serviced by a water and wastewater system meeting the most current Bernalillo County Ordinances.
2. Obtain Air Quality Div. Permits for fugitive dust.
3. No adverse opinion.

### Fire:

No comments received

### Zoning Administrator:

A contractor's yard is first listed as a permissive use in the C-LI zone. There is an inherent recognition that this type of activity requires mitigation measures when located adjacent to or in close proximity to residential activities. These steps include a solid wall or opaque fence, sufficient landscaping, and related property improvements for lot surfacing and maintenance.

Based on the overall size of the site, a landscape setback of at least 15 feet in width is required along the frontage road, and a landscape setback along the other property lines of at least six (6) feet is necessary. These buffer areas are required to utilize both deciduous and coniferous trees, shrubs, and ground cover, and must be watered with some sort of an irrigation system. The county strongly encourages the use of low-water plants, trees, and vegetation in these areas.

Parking areas on the site - both off-street spaces and areas to be used for the parking of equipment and vehicles - are required to be surfaced with concrete or asphalt, and must be compacted to a depth of at least six (6) inches. The surfacing on the property is required to be continually maintained as being level and serviceable for use.

### PROVIDED SITE PLAN

The provided landscaping appears to be less than that required. Although a 20-foot buffer area along the northern side of the property has been indicated on the plan, details concerning the type of vegetation, ground cover, irrigation system and maintenance responsibilities to be employed have not been included. Additionally, complete landscaping (trees, shrubs, ground cover) appears to be lacking toward the south, east and west property lines, but may be considered unnecessary at this point due to a lack of surrounding development. Related to this, the use of the existing 6-foot high chain link fence doesn't meet the opaque screening requirements, but this deficiency might be sufficiently addressed in a condition of approval necessitating achievement upon establishment of surround residential development.

The site plan calls out a one-inch "base course" throughout the majority of the site. Staff is unclear of the type of surface described, but the depth requirements (2" of asphalt concrete on a prime coat & a 4" compacted subgrade - or superior surface) are required to meet the applicable standard outlined in the ordinance. These areas are also required

to be maintained by the owner to ensure that these portions of the site are level and functional.

Additional clarification and details are needed concerning the proposed signage for the property. The site plan shows a proposed sign toward the northern end of the property near the driveway, but elevation drawings are needed to clarify the height and size of this structure (16 feet tall & 32 square feet in area recommended).

Further, if the request is to be approved, it should be noted that the Zoning Ordinance limits the use of the caretaker's unit to strictly residential purposes, as the home cannot serve as both a residence and an office. Staff also recommends that the areas of the property proposed to be used for any related storage, material piles, or equipment parking (other than those areas already noted on the plan) be referenced on a revised plan, if necessary. As the site plan becomes the governing document following SUP approval, these portions of the property expected to be used in connection with the activity require specific listing on the plan to avoid an administrative amendment after approval.

Zoning Department Manager:

Based on the above comments there is no adverse comments at this time.

There no zoning violations on this property, however if approved shall comply with all conditions imposed and meet time requirements.

Building Department Manager:

No comments received

Public Works:

DRAN:

1. This property is subject to the Bernalillo County Code Chapter 38 for flood damage prevention and storm drainage.
2. A grading and drainage plan, with full analysis, prepared by an engineer licensed in the State of New Mexico, approved by Bernalillo County Public Works Division is required of the entire site prior to any future development, and / or site regrading or resurfacing.
3. This property is subject to the National Pollution Discharge Elimination System as required by the Bernalillo County Code Chapter 38 Section 147. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any development.

DRE

1. The applicant has obtained access permit from the state.
2. The applicant shall provide a 30-foot asphalt paved apron to the driveway which abuts the Frontage Road. The driveway shall be a minimum of 25 feet in width. This shall be a condition of approval for this special use permit.

4. For this land use, the number of acres and the proposed warehouse and parking lot size would not generate sufficient traffic to warrant a Traffic Impact Analysis.

Sheriff's:

No comments received

## **COMMENTS FROM OTHER AGENCIES**

MRGCOG:

No adverse comment.

AMAFCA:

No comment.

City Planning Department/Development Services:

The CABQ Development Services Division has no adverse comments.

City Public Works:

Transp. Planning: No comments received

Transp. Development: No adverse comments.

Water Resources: No comments received

City Transit: No comment received

ABCWUA Utility Development Section: No comments received

City Environmental Health:

No comments received

NM Department of Transportation

The driveway permit #3-2779 issued by the NMDOT on August 12, 2004, was for a single-family residence. The current zoning of this property is not residential. The driveway has to be modified for commercial use at this property.

Albuquerque Public School:

The request for a special use permit for a contractor's yard with caretaker will have no adverse impacts to the APS District.

## **NEIGHBORHOOD ASSOCIATIONS:**

South Valley Coalition of Neighborhood Associations

South Valley Alliance of Neighborhoods